

Cureton Town Center Phase II



S PROVIDENCE ROAD & KENSINGTON DRIVE, WAXHAW, NC 28173

Retail

FOR

| Lease

SIZE

| ±1,200 – 7,500 SF

PRICE

| \$42.00 - \$46.00 NNN



Overview

Retail, office and medical space from 1,500 SF available

Located in Waxhaw along Providence Road in one of South Charlotte's fastest growing communities

The property has shared access to the signalized intersection of Kensington Drive and Providence Road South

Adjacent to Cureton Town Center, a fully developed retail center anchored by Harris Teeter, which is currently expanding

Retail, Medical Office Space Available For Lease in South Charlotte



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Property Overview

Demographics

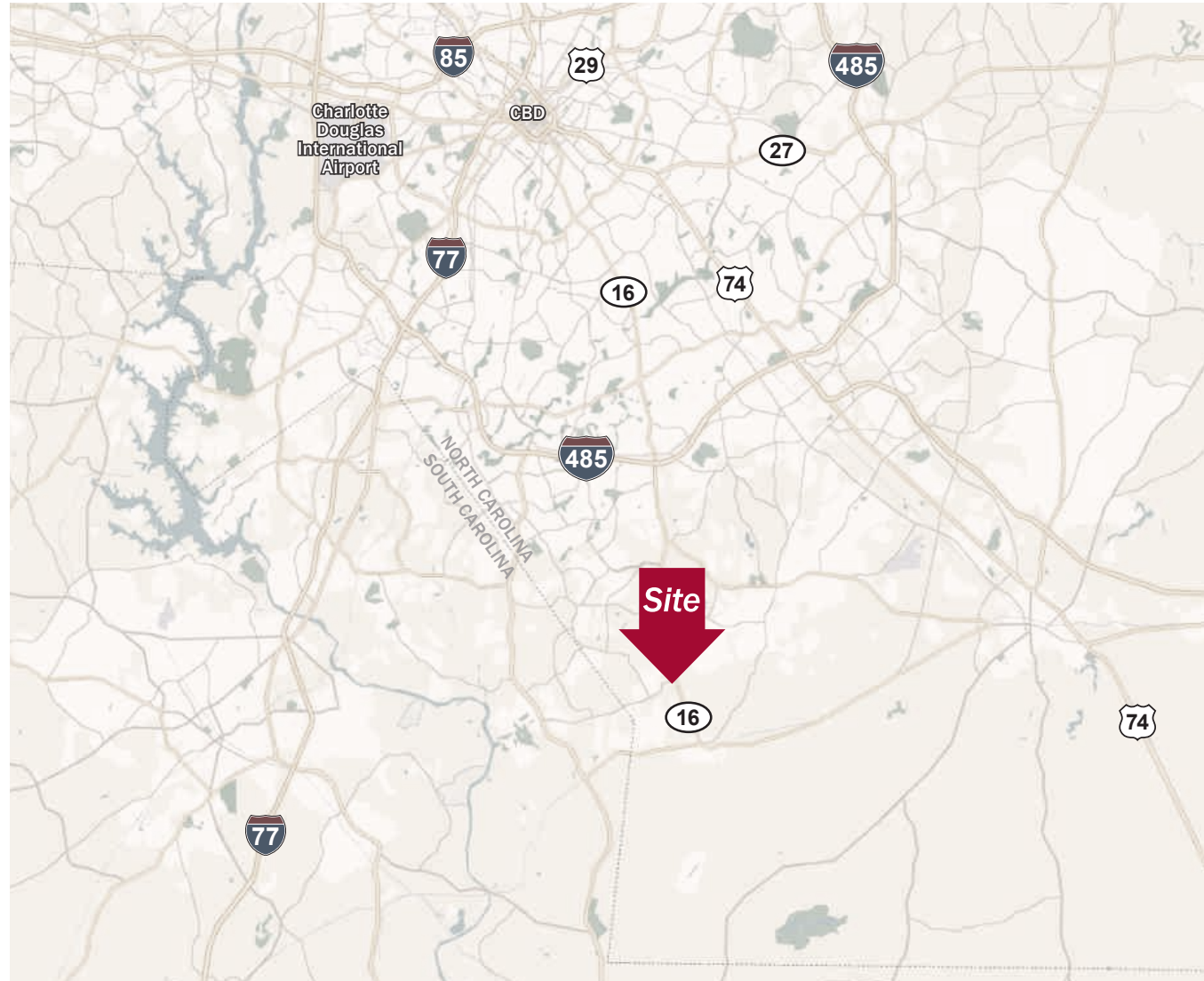
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	4,961	38,369	78,775
Growth Rate	0.58%	3.69%	2.91%
Avg. HH Income	\$166,260	\$169,799	\$174,946

Traffic Count

Source: NCDOT

	AADT
Cuthbertson Road	13,000 (2022)
Providence Road S	20,000 (2023)



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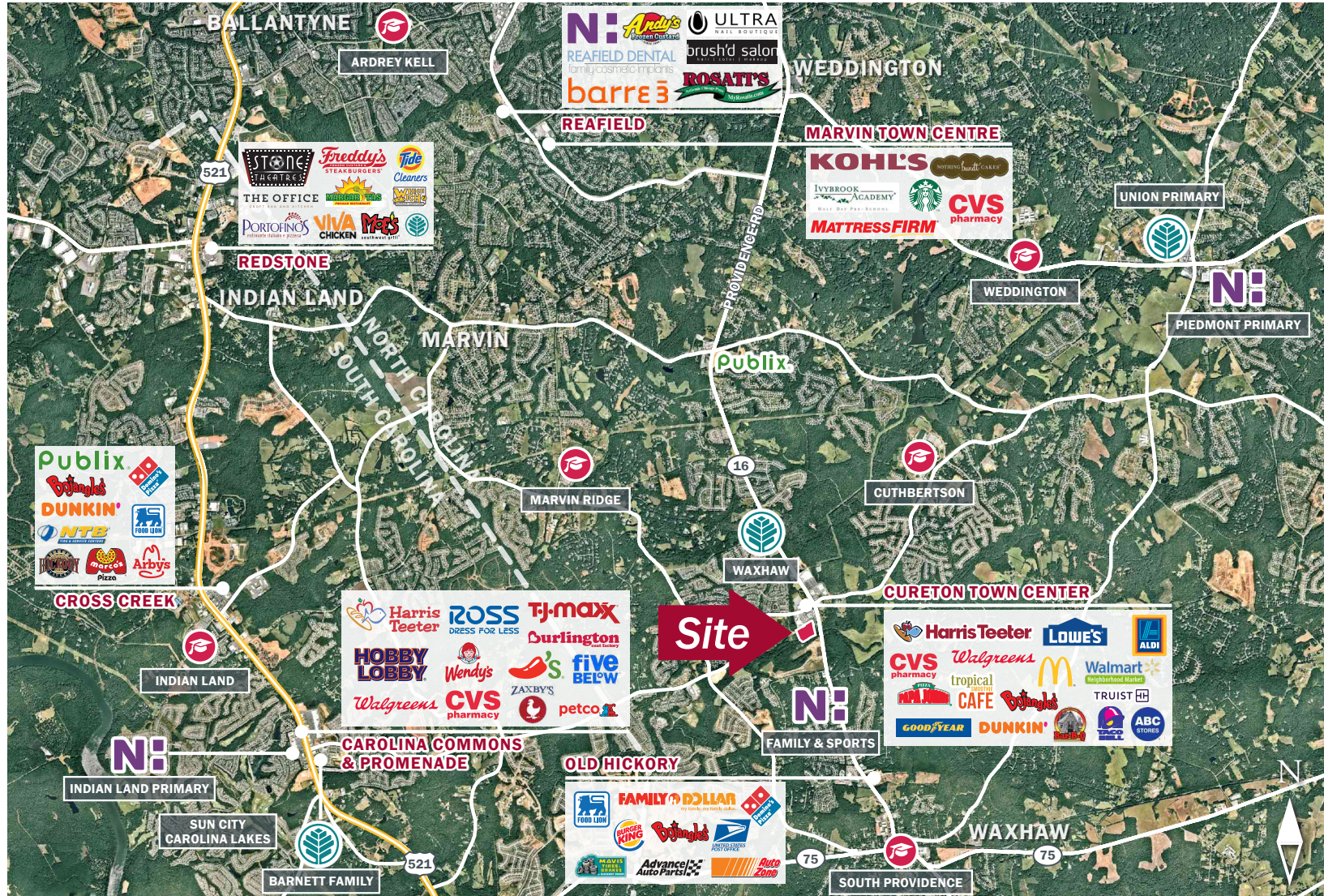
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Market Aerial



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Conceptual Site Plan



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Medical | Industrial | Retail | Land | Investment | Office

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